

# PLANNING COMMISSION

MEETING OF

OCTOBER 4, 2001

AGENDA & MINUTES

*City of Las Vegas*

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**5:15 PM**

**COMMISSIONERS BRIEFING:**

**PRESENT:**

Craig Galati - Chairman  
Richard Truesdell - Vice Chairman  
Michael Buckley  
Steven Evans  
Byron Goynes  
Laura McSwain  
Stephen Quinn

**STAFF PRESENT:**

Robert Genzer – Planning & Development Dept.  
Chris Glore - Planning & Development Dept.  
Andrew Reed - Planning & Development Dept.  
Troy Jeschke – Planning & Development Dept.  
Kyle Walton - Planning & Development Dept.  
Bart Anderson - Public Works  
Qiong Liu – Public Works  
Bryan Scott - City Attorney's Office  
Angela Crolli – City Clerk's Office  
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:35 P.M.

**Item No. A-1, TM-0036-01:**

Mr. Reed said staff would like to request additional conditions, which have been agreed upon by the applicant. Therefore, this item should be pulled off the Consent portion of the agenda and discussed separately.

**Item No. A-3, TM-0039-01:**

Mr. Reed noted that this is the Tentative Map for Spinnaker at Town Center. It is related to Item No. B-18, V-0067-01, and should be pulled off the Consent portion of the agenda and heard after that item.

**Item No. B-1, U-0122-01:**

Chris Glore, Planning and Development, said there is a request to have this item fast tracked to the November 7, 2001 City Council meeting.

**Item No. B-2, U-0128-01:**

Mr. Reed stated this is the cell tower proposed to be located near Carey and Martin L. King Boulevard. The applicant has requested this item be tabled. The applicant will have to pay for a new notification prior to this item being placed on another Planning Commission agenda.

**Item No. B-10, Z-0065-01(1):**

Mr. Reed explained that staff has determined this request is unnecessary and should be stricken from the agenda. Item Nos. B-8 and B-9 should be heard after those properties are annexed.

**Item No. B-12, Z-0066-01(1):**

Mr. Reed noted that staff has determined this request is unnecessary and should be stricken from the agenda. Related Item No. B-11 should remain on the agenda.

**Item No. B-13, GPA-0035-01:**

Mr. Reed said staff has determined this request is unnecessary and should be stricken from the agenda.

**Item No. B-14, SV-0018-01:**

Mr. Reed said this item should be held in abeyance to the November 1, 2001 meeting.

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## COMMISSIONERS BRIEFING:

### Item No. B-16, V-0069-95(4):

Mr. Reed disclosed that staff has determined this billboard is improperly constructed with three display panels. The applicant is requesting that this required review be held in abeyance until the November 1, 2001 Planning Commission meeting so that a Variance to allow the triple faced sign near I-15 can be submitted.

### Item No. B-19, V-0068-01:

Mr. Reed indicated that the applicant is requesting this item be held in abeyance until the October 18, 2001 Planning Commission meeting so that it can be considered with a related Site Development Plan Review.

### Item No. B-20, U-0099-91(2):

Mr. Glore explained that this item was incorrectly noticed as being in Ward 4 when it is in Ward 6. The City Attorney did not feel that would require a new notification.

### Item No. C-2, SD-0058-01:

Bart Anderson, Public Works, said he will be requesting this item be amended.

### General Discussion:

Mr. Glore reminded the Commissioners of the Special Workshop meeting and asked them to advise staff if they cannot attend so there is a quorum. That meeting is scheduled for 11:30 A.M. on October 9, 2001.

Mr. Reed adjourned the Briefing at 5:45 P.M.

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ACTION

**6:00 PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

6:01 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley	Present
Steven Evans	Present
Byron Goynes	Present
Laura McSwain	Present
Stephen Quinn	Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,  
500 South Grand Central Parkway  
Senior Citizens Center,  
450 East Bonanza Road  
Clark County Courthouse,  
200 East Carson Avenue  
Court Clerk's Office Bulletin Board,  
City Hall Plaza  
City Hall Plaza, Special Outside Posting  
Bulletin Board

MINUTES:

Approval of the minutes of the September 6, 2001, 2001 Planning Commission meeting.

CHAIRMAN TRUESDELL called the meeting to order at 6:01 P.M.

STAFF PRESENT:

Robert Genzer, Director,  
Planning and Development Department  
Chris Glore, Planning Supervisor,  
Planning and Development Department  
Andrew Reed, Senior Planner,  
Planning and Development Department  
Kyle Walton, Senior Planner,  
Planning and Development Department  
Troy Jeschke, Planner II,  
Planning and Development Department  
Jody Donahue, Planning Technician,  
Planning and Development Department  
Bart Anderson, Project Engineer,  
Public Works  
Qiong Liu, Engineer,  
Public Works  
Bryan Scott, Deputy City Attorney,  
City Attorney's Office  
Angela Crolli, Deputy City Clerk,  
City Clerk's Office  
Linda Owens, Deputy City Clerk,  
City Clerk's Office

CHAIRMAN GALATI announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -  
APPROVED  
Unanimous**

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ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

**A.**

**CONSENT ITEMS:**

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

**A-1.**

**ABEYANCE - TM-0036-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Tentative Map for 108 lots on approximately 52.5 Acres adjacent to the northeast corner of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003 through 006; 012 through 015; 019 through 022; 024 through 028), U (Undeveloped) Zone [DR (Desert Rural Residential) General Plan Designation] Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (Z-0050-01), Site Development Plan Review [Z-0050-01(1) ] as required by the Planning and Development and Public Works Departments.

3. Street names must be provided in accord with the City's Street Naming Regulations.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley and McSwain abstaining inasmuch as KB Home Nevada, Inc. is a client of their firms.**

ANDREW REED, Planning and Development, stated the reason staff has requested this item be heard separately from the rest of the Consent items is that there are additional conditions relating to the design of the trail as follows:

1. A 20-foot trail shall be provided along the north side of Alexander Road and replace the requirement for a sidewalk.

2. Five feet of the 20-foot trail shall be located within the street right-of-way back from the street curb and 15 feet shall be located within a common lot owned by a homeowners association. Alternatively, with the approval of the City, the trail path may be dedicated to the City as a "transportation trail path."

3. The trail path shall be 10 feet wide and consist of Portland cement concrete, meeting the design standards for a sidewalk, but designed to support a minimum load of 10,000 pounds. The cross slope shall have no more than a two percent cross slope directed toward the street or the direction of drainage flow. The trail path shall be located five feet from the street curb and five feet from the perimeter wall, although these dimensions may be varied to accommodate drainage and infrastructure installations.

4. Five foot amenity zones shall be provided along both sides of the trail path. The amenity zones shall be provided with irrigation and landscaping with shade trees located 20 feet on center. This spacing may be varied to accommodate unique landscape features.

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**ABEYANCE - TM-0036-01 - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**Public Works**

6. The proposed access on Etna Street to Hickam Avenue shall be restricted to emergency access only.

7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0

5. No above or below ground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail path.

6. An easement for use of the trail by the public shall be provided.

7. The trail shall be maintained by a home owners association.

8. If a bus turnout is provided, the trail path shall transition to a location abutting the bus turnout lane. In doing so, the trail may be decreased to a width of 15 feet.

Staff recommended approval, subject to the conditions.

SCOTT WONDERS, Carter & Burgess, 6655 Bermuda Road, appeared to represent the applicant. They have reviewed the additional trail conditions with KB Home and are in concurrence. All the streets are 37 feet wide, which is the minimum private street width, so there will not be any private drives.

BART ANDERSON, Public Works, said that in regard to Condition No. 6, a street name internal to this subdivision has been changed from Etna Street to Donnally Street.

**This is final action.**

(6:15 - 6:18) 1 - 450

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ACTION

**A-2.**

**TM-0038-01 - EL PARQUE ESTATES - BLACK FAMILY TRUST**

Request for a Tentative Map for five lots on 2.51 Acres on the south side of El Parque Avenue, approximately 330 feet west of Cimarron Road, (APN :163-04-307-001 and 002), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. Street names must be provided in accord with the City's Street Naming Regulations.

3. All development is subject to the conditions of City departments and State Subdivision Statutes.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

5. This Tentative Map shall be revised to comply with the Title 18 – Subdivision Ordinance which requires private street widths of 37-feet for L-curb or 39-feet for rolled curb. The construction drawings for this site shall reflect compliance with such requirements.

Buckley -

**APPROVED ITEM NOS. A-2 AND A-4 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining on Item No. A-2 due to the fact the applicant is a client of his firm.**

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:13 - 6:15) 1 - 400

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**TM-0038-01 - EL PARQUE ESTATES -**  
**BLACK FAMILY TRUST**

**APPROVED**

6. The Final Map shall show the existing property boundary at the entrance of this subdivision as a solid line.

7. Site development to comply with Special Use Permit U-0112-01 and all other subsequent site-related actions.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



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ITEM

ACTION

**A-3.**

**TM-0039-01 - SPINNAKER AT TOWN CENTER I - SPINNAKER HOMES V, LIMITED LIABILITY COMPANY**

Request for a Tentative Map for 300 lots on 45.95 Acres located adjacent to the northeast corner of Fort Apache Road and Deer Springs Way (APN's: 125-20-101-013 and 014; 125-20-201-001 through 005, 009 and 010), U (Undeveloped) Zone [ML-TC (Medium Low - Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accord with the City's Street Naming Regulations.
3. All development is subject to the conditions of City departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 5 AMENDED TO ADD AFTER DORRELL LANE: AND TO COMPLY WITH STANDARD DRAWINGS 201.1 AND 234.1.**

**Unanimous**

TROY JESCHKE, Planning and Development, stated this Tentative Map for 302 single family residential lots meets the Zoning Code, the Subdivision Code, and all applicable Master Plans for that area with the provision that the private streets need to be revised to be at least 39 feet in width for rolled curb or 37 feet with no type curb. Staff recommended approval, subject to the conditions.

RUSSELL SKUSE, Tetra Tech, 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. They will be providing 47-foot wide public streets, not private streets. He concurred with staff's conditions.

BART ANDERSON, Public Works, clarified that Town Center public streets should be either 47 feet with L curb or 49 feet with rolled curb. Rolled curbs are about a foot wider than L curb, so in order for the asphalt pavement to be the same width a foot should be added on each side for rolled curbs.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, said he will speak on open spaces under Citizens Participation which relates to this item.

CHAIRMAN GALATI declared the Public Hearing closed.

BART ANDERSON, Public Works, requested Condition No. 5 be amended to add after Dorrell Lane: *and to comply with Standard Drawings 201.1 and 234.1.*

NOTE: See Item No. B-18 for related discussion.

**This is final action.**

(7:24 - 7:30) 1 - 3270

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ITEM

ACTION

**TM-0039-01 - SPINNAKER AT TOWN  
CENTER I - SPINNAKER HOMES V, LIMITED  
LIABILITY COMPANY**

APPROVED

Public Works

5. Public street dedications shall be as shown on this Tentative Map, which is in accordance with the proposed Town Center Residential Street Standards; however, additional rights-of-way may be required by the Traffic Engineer for the proposed roundabout at the intersection of Campbell Drive and Dorrell Lane. Comply with the recommendations of the Traffic Engineer prior to submittal of a Final Map for this site. This condition supersedes all previous conditions regarding dedication requirements for Zoning Reclassification Z-0021-01.

6. Construct public street improvements for all public streets in accordance with the proposed Town Center Residential Street Standards, including the full roundabout median at the intersection of Campbell Drive and Dorrell Lane, concurrent with development of this site. The proposed 47' wide public streets interior to this subdivision shall have a minimum of 4' wide sidewalks, provided all street furniture such as streetlights and fire hydrants are located outside the sidewalk area. The proposed 5' wide sidewalks on all other streets are allowable.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer alignments to service this site. Comply with the recommendations of the Collection Systems Planning Section. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

8. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

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**TM-0039-01 - SPINNAKER AT TOWN  
CENTER I - SPINNAKER HOMES V, LIMITED  
LIABILITY COMPANY**

**APPROVED**

9. Site development to comply with all applicable Conditions of Approval for Zoning Reclassifications Z-0021-01 & Z-0048-01 and Site Development Plan Reviews Z-0021-01(1) & Z-0048-01(1) and all subsequent site-related actions.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

**A-4.**

**A-0069-01(A) - SECRETARY OF VETERANS AFFAIRS**

Petition to annex for property generally located adjacent to the southwest corner of Washburn Road and Bronco Lane, APN: 125-35-701-004, containing approximately 1 acre of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Buckley -

**APPROVED ITEM NOS. A-2 AND A-4 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining on Item No. A-2 due to the fact the applicant is a client of his firm.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:13 - 6:15) 1 - 390

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ACTION

**A-5.**

**A-0070-01(A) - CITY OF LAS VEGAS**

Petition to annex for property generally located adjacent to the northwest corner of Alexander Road and the western beltway alignment, APN: 137-01-801-005, containing approximately 5.0 Acres of land, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**Buckley -**

**APPROVED ITEM NOS. A-2 AND A-4 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining on Item No. A-2 due to the fact the applicant is a client of his firm.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:13 - 6:15) 1 - 390

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ACTION

**A-6.**

**A-0072-01(A) - ZACHERY & CARA CLAY**

Request to annex for property generally located adjacent to the northwest corner of Coke Street and Racel Street, APN: 125-09-704-004 containing approximately 1 Acre of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**Buckley -**

**APPROVED ITEM NOS. A-2 AND A-4 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining on Item No. A-2 due to the fact the applicant is a client of his firm.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

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**A-7.**

**A-0073-01(A) - EDWARD & JANE FERRIS**

Request to annex for property generally located adjacent to the north side of Whispering Sands Drive, between Cimarron Road and Palm Grove Lane, APN: 125-16-501-002 containing approximately 10.43 Acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**Buckley -**

**APPROVED ITEM NOS. A-2 AND A-4 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining on Item No. A-2 due to the fact the applicant is a client of his firm.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

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ITEM

ACTION

B.

**PUBLIC HEARING ITEMS:**

B-1.

**ABEYANCE - U-0122-01 - ARTHUR AND KATHY COLE**

Request for a Special Use Permit FOR A PROPOSED CHURCH at 3000 Holly Avenue (APN's: 139-20-301-013 and 014), R-E (Residence Estates) Zone, Ward 5 (Weekly).

NOTICES MAILED 180 (9/6/01 PC)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. Conformance to all Minimum requirements under Title 19A.040.050 for a church/house of worship use.

3. The applicant shall submit a Site Development Plan Review prior to the construction of new buildings.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Holly Avenue, 30 feet for Ferrell Street and a 15-foot radius on the northeast corner of Holly Avenue and Ferrell Street prior to the issuance of any permits.

5. Construct half-street improvements on Holley Avenue and Ferrell Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated the applicant's justification letter states that church services are intended to be held in a portion of the existing house. The letter also indicates that a Site Development Plan Review application will be submitted prior to construction of a new building proposed for the west portion of this site.

The church use is compatible with the single-family residential and multi-family residential land uses in the vicinity of this request.

Staff recommended approval, subject to the conditions.

DEACON RONALD GASTON, 1931 West Cartier Avenue, appeared to represent the church. He was unsure if they needed a Special Use Permit because they plan to build a new structure on the property. He concurred with staff's conditions.

MR. REED noted that a Special Use Permit allows religious facility uses within the existing structure. They will still need to submit a Site Development Plan Review for the western two-thirds of the property to expand the church or provide more parking.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GOYNES said he met with the neighbors and everyone seemed to be in approval.

**To be fast tracked to the City Council on November 7, 2001.**

(6:18 - 6:22) 1 - 520



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ITEM

ACTION

**ABEYANCE - U-0122-01 - ARTHUR AND KATHY COLE**

**APPROVED**

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #224.

8. Provide a copy of a recorded Joint Access and Parking Agreement between both parcels comprising this overall site, or submit a Reversionary Map to remove the existing lot line between the two parcels prior to the issuance of any permits.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for

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**ABEYANCE - U-0122-01 - ARTHUR AND KATHY COLE**

**APPROVED**

exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. Meet with the Flood Control Section of the Department of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first.

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ACTION

**B-2.**

**ABEYANCE - U-0128-01 - EDWARD  
MCNEAL ON BEHALF OF AMERICAN TOWER  
CORPORATION FOR AT&T WIRELESS  
SERVICES, INC.**

Request for a Special Use Permit FOR A 60 FOOT TALL WIRELESS COMMUNICATION TOWER at 2331 North Martin L. King Boulevard (APN: 139-21-102-005), C-1 (Service Commercial) Zone, Ward 5 (Weekly).

***ON OCTOBER 2, 2001 THE APPLICANT  
REQUESTED THIS ITEM BE TABLED.***

**Goynes -  
TABLED  
Unanimous**

ANDREW REED, Planning and Development, stated the applicant has requested this item be tabled. The applicant is aware that they will have to pay for a new notification should they choose to place this item on a future agenda.

EDWARD McNEAL, 2341 Comstock Drive, North Las Vegas, agreed to have this item tabled and pay a renotification fee.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:03 - 6:05) 1 - 60

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ACTION

**B-3.**

**TM-0027-01 - BELLA VISTA - COLEMAN-TOLL, LIMITED PARTNERS**

Request for a Tentative Map for 120 lots on 80.75 Acres on the southeast corner of Farm Road and Tenaya Way, R-E (Residence Estates) Zone, Ward 6 (Mack).

NOTICES MAILED 204

APPROVALS 3 Speakers

PROTESTS 0

CONCERNS: 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall submit and have approved by the City Council a General Plan Amendment to change the multi-use trail alignment or have the Trails Plan Amendment modified to indicate the new trail alignment, prior to any Final Map technical review submittal.

2. A 20-foot wide trail easement shall be provided along the west side of Rainbow Boulevard within or adjacent to a proposed 64-foot wide drainage channel. Since the drainage channel will not be enclosed at this time, installation of the trail may be deferred either until the drainage channel is enclosed or to a time as determined by the City. Financial arrangements shall be made for later construction of the trail. This easement shall be platted as a separate lot and shall be owned and maintained by the homeowner's association.

If located along the street right-of-way, five feet of the twenty foot wide trail shall be located within the street right-of-way back from the street curb and fifteen feet shall be located within a common lot owned and maintained by a homeowner's association, and subject to a trail easement.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED AS FOLLOWS: *THE CITY COUNCIL SHALL APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE MULTI-USE TRAIL ALIGNMENT OR HAVE THE TRAILS PLAN AMENDMENT MODIFIED TO INDICATE THE NEW TRAIL ALIGNMENT, PRIOR TO ANY FINAL MAP TECHNICAL REVIEW SUBMITTAL, NO INTERIOR STREETLIGHTS, AND COMPLY WITH PUBLIC WORKS MASTER STREET PLAN REQUIREMENTS.***

**Unanimous**

TROY JESCHKE, Planning and Development, stated this Tentative Map is a Public Hearing because of a condition imposed on a previous Special Use Permit for private streets. This map will result with no lots smaller than the 20,000 square foot limitation of the zoning. All the lots will be accessed from 40-foot wide private streets and two driveways onto Tenaya Way will provide access to this subdivision. This map is in conformance with the Las Vegas Zoning Code, Las Vegas Subdivision Code, Centennial Hills Sector Plan, and the Trail Element of the Master Plan. Staff recommended approval, subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. This map meets or exceeds all of the City's requirements. It is a slightly different configuration than what was shown in the Special Use Permit application for the private streets. The reconfiguration is based on meetings and concerns raised by the neighbors. The primary change is that instead of the access being on Farm Road it is now on Tenaya Way. He concurred with staff's conditions, but requested a minor change to Condition No. 1 as follows: *The City Council shall approve a General Plan Amendment to change the multi-use trail alignment or have the Trails Plan Amendment modified to indicate the new trail alignment, prior to any Final Map technical review submittal.* There may not be a reason for this applicant to file an application because there is a City application on this agenda that would accomplish the same thing. The current language would mean the applicant would have to file another application even though there is an application pending.

CHRIS GLORE, Planning and Development, concurred with the change to Condition No. 1.

CHAIRMAN GALATI declared the Public Hearing open.

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3. Within the trail, a trail path 10 feet wide shall be provided and consist of Portland cement concrete, meeting the design standards for a sidewalk and designed to support a minimum load of 10,000 pounds. The cross slope shall have no more than a two percent cross slope directed toward the direction of drainage flow. With the approval of the City, the trail path may be dedicated to the City as a "transportation trail path."

4. Minimum five-foot amenity zones shall be provided along both sides of the trail path. The amenity zones shall be provided with irrigation and landscaping and shade trees located 20 feet on center. This spacing may be varied to accommodate unique landscape features.

5. No above ground or below ground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail path.

6. If located along a street right-of-way and a bus turnout is required, the trail path shall transition to a location abutting the bus turnout lane. In doing so, the trail may be decreased to a width of 15 feet.

7. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

8. Street names must be provided in accord with the City's Street Naming Regulations.

9. All development is subject to the conditions of City departments and State Subdivision Statutes.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

GERALD GILLOCK, 7555 Sisk Road, appeared in approval. He has met with the developers. The entrances were changed to Tenaya Way. There is a 65-foot wide floor channel that goes down Rainbow Boulevard. There was a condition that the crash gate on Farm Road not be equipped with an automatic exit so that it is not used as an exit by the tenants. It will be strictly a crash gate for safety purposes to meet the public safety requirements. There will not be any streetlights or down lighting. The trail is to be on the west side of Rainbow Boulevard, otherwise it would run through the Pulte development and this development. The trail from Elkhorn north will be better servicing the area by going to the east of the development and the west side of Rainbow.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He wants the trails to remain in this project and be the proper width.

NEIL GALATZ, 7350 North Rainbow Boulevard, appeared in approval. He submitted a list as follows of what was agreed to between the applicant and neighbors:

1. No entry - exit on Farm or Rainbow, except emergency vehicle "crash gate" on Farm.

2. Drainage channel between Toll and Pulte. Grass and landscape to be maintained by homeowners association.

3. Wall Rainbow. Landscape street side and maintained by homeowners association.

4. Surface nuisance drainage piped into wetland project across Elkhorn to Gale-Greenspun property adequate to prevent flooding.

- (1) Intersection of Elkhorn and Rainbow
- (2) Via Provenza
- (3) Farm
- (4) Rainbow

5. No streetlights.

6. Flood control channels - Farm, Rainbow to 60" pipe Elkhorn - sufficient to prevent flooding

- (1) Farm
- (2) Rio Vista
- (3) Rainbow

What happens at intersection of Rainbow and Elkhorn?

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Public Works

11. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 40 feet for Tenaya Way and 50 feet for Rainbow Boulevard. Also, dedicate a 54 foot radius on the southwest corner of Farm Road and Rainbow Boulevard and a 25 foot radius on the southeast corner of Farm Road and Tenaya Way.

12. Construct half-street improvements including appropriate overpaving where legally able on Tenaya Way, Farm Road and Rainbow Boulevard adjacent to this site concurrent with development of this site. The required half-street improvements on Rainbow Boulevard may be constructed to a 40-foot half street width within the required 50-foot dedication. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

13. A Master public streetlight plan must be submitted to the Department of Public Works prior to or concurrent with the submittal of construction drawings for this site.

14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. Equine trail to go in per new Master Plan Amendment. West side of Rainbow.

Was supposed to follow Rio Vista from Gale-Greenspun property to tie into continuation along Mountain Spa.

CHAIRMAN GALATI asked if the conditions submitted by Mr. Galatz adequately represent the City's conditions. MR. JESCHKE was unaware of any difference.

DUKE PHELPS, 6990 Rome Boulevard, appeared in approval. He represented the 26 lots to the north. He asked if full off-site improvements are being required on Farm and Rainbow, as he does not want curb, gutter, sidewalks and streetlights on Farm and Rainbow. The entire area north of the immediate development that borders Farm from Tenaya to Rainbow does not have curb and gutter. He wants the area to remain with a rural character.

BART ANDERSON, Public Works, responded that both Farm and Rainbow are master planned streets. Staff prefers full improvements on master planned streets. The curb and gutter are important because the streets are a primary conveyance corridor for flood control. There may be room for negotiation on Rainbow. Staff could be directed to work out improvements on Rainbow, but no other streets.

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY FIORENTINO added that the access on Farm Road is a crash gate only. The map shows the trail on Rainbow in the proposed alignment that will be on another application on this agenda. There is a condition requiring the trail in that location. They are committed to providing the full half-street improvements.

COMMISSIONER QUINN wondered about Condition No. 13 requiring a streetlight plan. ATTORNEY FIORENTINO said they are willing to install streetlights. If the Planning Commission would not require streetlights, then Condition No. 13 could be amended to "half street improvements except streetlights" or except streetlights, curb and gutter."

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15. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access drives and on-site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance

MR. ANDERSON explained that the streetlights are part of the half-street improvements that staff is recommending to be constructed. If they were not put in at this time, they would only be allowed to be deferred, not waived. However, the underground portion should be constructed at this time and the actual streetlights stored in the City's yard until such time as they need to be installed. They have agreed with the developer on Rainbow to allow it to be constructed to an 80-foot wide street within the 100-foot right-of-way.

COMMISSIONER TRUESDELL commented that if the improvements are waived and there is a problem later, then it will be the City paying for repairs if they are not done properly.

MR. ANDERSON thought that if anything is deferred or waived then this Tentative Map should be forwarded to the City Council.

COMMISSIONER BUCKLEY felt the character of Rainbow is more than just this development so there should be some flexibility.

MR. ANDERSON noted that since two developments are close together the conditions of one development should be matched by the other development.

ATTORNEY FIORENTINO added that the neighbors are more concerned as to whether there would be interior streetlights, not whether they will be on public streets.

COMMISSIONER McSWAIN wondered if this item should be final or proceed to the City Council as there are some gray areas. ATTORNEY FIORENTINO said they would prefer a decision be made at this meeting since they are in agreement with the neighbors' and staff's requests.

**This is final action.**

(6:22 - 6:39) 1 - 660

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**APPROVED**

therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.



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**TM-0027-01 - BELLA VISTA - COLEMAN-TOLL, LIMITED PARTNERS**

**APPROVED**

18. Landscape and maintain all unimproved right-of-way on Rainbow Boulevard adjacent to this site.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

20. Site development to comply with all applicable Conditions of Approval for Special Use Permit U-106-01 and all other subsequent site-related actions.

21. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

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ACTION

**B-4.**

**GPA-0030-01 - OWENS STAR, LIMITED  
LIABILITY COMPANY**

Request to amend a portion of the southeast sector of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 3.13 Acres adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), Ward 3 (Reese).

NOTICES MAILED 225 (Mailed with Z-0057-01(1), Z-0057-01 and V-0058-01)

APPROVALS 3  
31 (Letters)  
11 (Speakers)  
20 (Audience)

PROTESTS 0

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: DENIAL

**Buckley -  
APPROVED  
Unanimous**

KYLE WALTON, Planning and Development, stated there are residential uses on all sides of this application site. The land use for this site is O (Office). That is used as a buffer between more intensive uses, such as commercial. Staff feels that with all the different types of uses with SC (Service Commercial) and the proximity of all the residential uses around this site, that perhaps this application is inappropriate because of the types of uses that may be incompatible with the surrounding sites. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

GEORGE GARLOCK, 2501 Green Valley Parkway,  
Henderson, Nevada

TODD FARLOW, 240 North 19th Street

RAY PATRICK, 2160 Pueblo Circle

AL LOCKWOOD, 3953 Rebecca Raiter Street

JANELLE GOODNATURE, 1404 North Sandhill Road, #2

ETTA ASHITY, 1516 Frank Street

SEBASTIAN GARCIA, 3964 Rebecca Raiter Street, #201

ARACELI HERNANDEZ, 1520 Frank Aved Street, #202

ROBERT DOUGHERTY, 3964 Danny Melamed Avenue

CHUSERI THAUHARITUSMA

BONNIE MEDINA, 3964 Danny Melamed Avenue, #201

TAMMIRA SCOTT, 1424 Sandhill Road, #8

OFELIA CHAVEZ, 1501 Henry Drive

CHRIS GLORE, Planning and Development

There were approximately 20 persons in the audience in approval.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-5, B-6, and B-7 for related discussion.

**To be heard by the City Council on November 21, 2001.**

(6:39 - 7:07) 1 - 1270

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ACTION

**B-5.**

**Z-0057-01 - OWENS STAR, LIMITED LIABILITY COMPANY**

Request for a Rezoning FROM: R-1 (Single-Family Residential) under Resolution of Intent to O (Office) TO: C-1 (Limited Commercial) on 3.13 Acres adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), PROPOSED USE: 27,400 SQUARE FOOT COMMERCIAL CENTER, Ward 3 (Reese).

NOTICES MAILED 225 (Mailed with GPA-0030-01, Z-0057-01(1) and V-0058-01)

APPROVALS 3  
31 (Letters)  
11 (Speakers)  
20 (Audience)

PROTESTS 0

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

Planning and Development

1. The City Council shall approve a General Plan Amendment (GPA-0030-01) to a SC (Service Commercial) land use designation.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

**Buckley -**

**APPROVED AMENDING C-1 (LIMITED COMMERCIAL) TO NS (NEIGHBORHOOD SERVICES), SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

ANDREW REED, Planning and Development, stated that C-1 (Limited Commercial) is not compatible with the residential properties to the south. This request is spot zoning in that the nearest commercial zoning is over 2,000 feet away. Staff recommended denial.

GEORGE GARLOCK, 2501 Green Valley Parkway, appeared to represent the applicant. They met with the neighbors and did not encounter any opposition. The residents felt this is compatible with their area. This area has older developments consisting of high-density apartments, mobile home parks, etc. There is very little commercial from Pecos to Lamb. Most of the residents travel by bus. The residents would like to see a market in this center so they do not have to go so far for their groceries, etc.

**There were approximately 20 persons in the audience in approval.**

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. There needs to be a buffer between the residents and an emergency response corridor because the sirens disturb the residents.

RAY PATRICK, 2160 Pueblo Circle, appeared in approval. He is developing a senior mobile home park within this area. This center would only be a block away for his residents which would make it convenient for them to do their shopping.

AL LOCKWOOD, 3953 Rebecca Raiter Street, appeared in approval. This development will be a big help to the neighborhood.

JANELLE GOODNATURE, 1404 North Sandhill Road, #2, appeared in approval. She has three small children so this center would be more convenient since she does not have a vehicle.

ETTA ASHITY, 1516 Frank Street, appeared in approval. This would be very convenient for her since she does not have a vehicle.

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**Z-0057-01 - OWENS STAR, LIMITED  
LIABILITY COMPANY**

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

SEBASTIAN GARCIA, 3964 Rebecca Raiter Street, #201, appeared in approval. This center is needed in the area so he would not have to walk so far to a store.

ARACELI HERNANDEZ, 1520 Frank Aved Street, #202, appeared in approval. There is a necessity for this center. There are no convenience stores in close proximity.

ROBERT DOUGHERTY, 3964 Danny Melamed Avenue, appeared in approval. He does not have a vehicle so this center would be very convenient for him.

CHUSERI THAUHARITUSMA appeared in approval. He has a vehicle but this would be convenient for his wife since she does not drive.

BONNIE MEDINA, 3964 Danny Melamed Avenue, #201, appeared in approval. Her family does not have an automobile so they have to walk to purchase their groceries and go to the laundromat.

TAMMIRA SCOTT, 1424 Sandhill Road, #8, appeared in approval. She is a single parent so carrying bags on a bus with children is difficult.

OFELIA CHAVEZ, 1501 Henry Drive, appeared in approval. If this were approved, she would not have to walk so far to the stores.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER EVANS thought there was a need for this proposal, but was unsure if there would be a market. Perhaps the applicant should meet with staff to work out some of the concerns.

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ACTION

**Z-0057-01 - OWENS STAR, LIMITED  
LIABILITY COMPANY**

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

COMMISSIONER BUCKLEY felt a good case has been made for the change in use, but not for the Variance or Site Development Plan. Perhaps NS (Neighborhood Services) would be a more appropriate zone.

COMMISSIONER TRUESDELL felt this is a lot of square footage without an anchor. He wondered exactly what retail is being planned.

CHAIRMAN GALATI was concerned about the C-1 (Limited Commercial) uses. This should be a neighborhood project and not designed to attract traffic off Owens, but designed for a built-in market.

MR. GARLOCK responded that it is not the applicant's intention to have bars, taverns, or convenience stores with gas pumps and alcohol.

CHRIS GLORE, Planning and Development, said in Title 19A NS (Neighborhood Service) would be compatible with SC (Service Commercial) General Plan designation and generally allows the range of uses in the C-1 (Limited Commercial) zoning with the exception that no off-premise liquor sales are allowed in NS (Neighborhood Services), but supper clubs are allowed. A typical convenience store would not be allowed under the NS (Neighborhood Services) zoning.

NOTE: See Item Nos. B-4, B-6, and B-7 for related discussion.

**To be heard by the City Council on November 21, 2001.**

(6:39 - 7:07) 1 - 1270

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ITEM

ACTION

**B-6.**

**V-0058-01 - OWENS STAR, LIMITED  
LIABILITY COMPANY**

Request for a Variance TO ALLOW A PROPOSED RETAIL BUILDING TO BE CONSTRUCTED 20 FEET FROM THE REAR PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 54 FEET located adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office), PROPOSED: C-1(Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 225 (Mailed with GPA-0030-01, Z-0057-01(1) and Z-0057-01)

APPROVALS 2  
31 (Letters)  
11 (Speakers)  
20 (Audience)

PROTESTS 1

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

3. The Variance approval is subject to the approval of the Site Development Plan Review [Z-0057-01 (1)] by the Planning Commission. If Z-0057-01 (1) is not approved, this Variance shall be null and void.

**Buckley -  
TABLED (Applicant to work with staff)  
Unanimous**

ANDREW REED, Planning and Development, stated that this is a request to reduce the minimum setback requirement by 37%, which staff felt is an excessive deviation from City standards. The applicant has created a self-imposed hardship by attempting to construct retail buildings too close to the abutting condominiums when it is possible to design the site so it meets the Residential Adjacency Standards. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

GEORGE GARLOCK, 2501 Green Valley Parkway,  
Henderson, Nevada

TODD FARLOW, 240 North 19th Street

RAY PATRICK, 2160 Pueblo Circle

AL LOCKWOOD, 3953 Rebecca Raiter Street

JANELLE GOODNATURE, 1404 North Sandhill Road, #2

ETTA ASHITY, 1516 Frank Street

SEBASTIAN GARCIA, 3964 Rebecca Raiter Street, #201

ARACELI HERNANDEZ, 1520 Frank Aved Street, #202

ROBERT DOUGHERTY, 3964 Danny Melamed Avenue

CHUSERI THAUHARITUSMA

BONNIE MEDINA, 3964 Danny Melamed Avenue, #201

TAMMIRA SCOTT, 1424 Sandhill Road, #8

OFELIA CHAVEZ, 1501 Henry Drive

CHRIS GLORE, Planning and Development

There were approximately 20 persons in the audience in approval.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-4, B-5, and B-7 for related discussion.

**To be heard by the City Council on November 21, 2001.**

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ACTION

**B-7.**

**Z-0057-01(1) - OWENS STAR, LIMITED  
LIABILITY COMPANY**

Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 27,400 SQUARE FOOT COMMERCIAL CENTER on 3.13 Acres adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office), PROPOSED: C-1 (Limited Commercial), Ward 3 (Reese).

NOTICES MAILED 225 (Mailed with GPA-0030-01, Z-0057-01 and V-0058-01)

APPROVALS 2  
31 (Letters)  
11 (Speakers)  
20 (Audience)

PROTESTS 1

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The City Council shall approve a Rezoning (Z-0057-01) to a C-1 (Limited Commercial) Zoning District.

3. The retail buildings shall be set back 20 feet from the north property line, immediately adjacent to the landscape planter. All parking shall be located to the south of the buildings. Alternatively, the City Council shall approve Variance (V-0055-01).

**Buckley -  
TABLED (Applicant to work with staff)  
Unanimous**

ANDREW REED, Planning and Development, stated this site plan depicts two retail buildings on the parcel. Two driveways will provide access to Owens Avenue with one driveway to Sandhill Road.

Landscaping will be provided within ten-foot wide planters along the north and west property lines, a 15 foot wide planter along the east property line and a 20-foot wide planter along the south property line. Twenty-four inch box trees are shown along the south and west property lines at a spacing of 20 feet on center. No trees are shown along the north and east property lines with only small shrubs shown within the planters next to those property lines.

The elevations for both structures depict a stucco exterior with a concrete tile roof and a height of 18 feet. The location and height of the retail buildings are incompatible with the residential condominium to the south. In addition to locating the rear wall too close to the residences, no provision has been made for service areas for retail users and the 20-foot wide landscape area will create a security issue for the adjacent residences. The buildings could be placed 20 feet from the north with the parking area to the south. That would comply with the Residential Adjacency Standards. The parking is on retail uses. Therefore, there is a condition which prohibits any use on this site that has a greater parking requirement than retail. Such uses would include, but not limited to, religious facilities, banks, medical or dental offices, medical or veterinary clinics, barber shops, beauty salons, taverns or restaurants.

In regard to the landscape plan, with a width of 10 feet the landscape planter along the north property line does not comply with the minimum of 15 feet required by the Urban Design Guidelines and Standards. If the location of the buildings were to be revised as suggested by staff, the 20 foot wide landscape planter could be constructed adjacent to Owens Avenue. Staff recommended denial.

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**Z-0057-01(1) - OWENS STAR, LIMITED  
LIABILITY COMPANY**

4. Any use that has a greater parking requirement under Title 19A than 1 space per 250 square feet is prohibited on this site. Such uses include, but are not limited to, the following: religious facilities, banks, medical or dental offices, medical or veterinarian clinics, a barber or beauty salon, taverns and restaurants.

5. A 20-foot wide landscape planter with minimum 24-inch box trees spaced 30 feet on center shall be placed along the north property line.

6. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect a minimum of four five-gallon shrubs for each 24-inch box tree within provided planters. Minimum 24-inch box trees shall be placed in planters that comply with the Urban Design Guidelines and Standards at a ratio of one tree for every six parking spaces. This requirement is in addition to all other required landscaping trees.

7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10 All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

CHAIRMAN GALATI declared the Public Hearing open.

**APPEARANCES:**

GEORGE GARLOCK, 2501 Green Valley Parkway,  
Henderson, Nevada

TODD FARLOW, 240 North 19th Street

RAY PATRICK, 2160 Pueblo Circle

AL LOCKWOOD, 3953 Rebecca Raiter Street

JANELLE GOODNATURE, 1404 North Sandhill Road, #2

ETTA ASHITY, 1516 Frank Street

SEBASTIAN GARCIA, 3964 Rebecca Raiter Street, #201

ARACELI HERNANDEZ, 1520 Frank Aved Street, #202

ROBERT DOUGHERTY, 3964 Danny Melamed Avenue

CHUSERI THAUHAVITUSMA

BONNIE MEDINA, 3964 Danny Melamed Avenue, #201

TAMMIRA SCOTT, 1424 Sandhill Road, #8

OFELIA CHAVEZ, 1501 Henry Drive

CHRIS GLORE, Planning and Development

There were approximately 20 persons in the audience in approval.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-4, B-5, and B-6 for related discussion.

**To be heard by the City Council on November 21, 2001.**

(6:39 - 7:07) 1 - 1270



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**Z-0057-01(1) - OWENS STAR, LIMITED  
LIABILITY COMPANY**

**TABLED**

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

14. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the side and rear property lines. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

16. All City Code requirements and design standards of all City departments must be satisfied.

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**Z-0057-01(1) - OWENS STAR, LIMITED  
LIABILITY COMPANY**

**TABLED**

Public Works

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

18. Site development to comply with all previous Conditions of Approval for Zoning Reclassification Z-57-01, on this same agenda, and all other subsequent site-related actions.

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ACTION

**B-8.**

**GPA-0033-01 - LAS VEGAS VALLEY WATER DISTRICT**

Request to amend a portion of the southwest sector of the General Plan FROM: L (Low Density Residential) TO: PF (Public Facility) on 0.49 Acre, located adjacent to the east side of Lorenzi Street, approximately 365 feet south of Alta Drive (APN'S: 138-35-312-077 through 079), Ward 1 (M. McDonald).

NOTICES MAILED 282 (Mailed with Z-0065-01(1) and Z-0065-01)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

**Goynes -**

**APPROVED**

**Motion carried with Galati abstaining because the applicant is a client of his architectural firm.**

KYLE WALTON, Planning and Development, stated this site has been a Water District site for many years. They are requesting the site be changed from L (Low Density Residential) to PF (Public Facility). Staff recommended approval.

ERIKA MOONIN, Las Vegas Valley Water District, 1001 South Valley View Boulevard, appeared to represent the application.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item No. B-9 for related discussion.

**To be heard by the City Council on November 21, 2001.**

(7:07 - 7:16) 1 - 2400

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ACTION

**B-9.**

**Z-0065-01 - LAS VEGAS VALLEY WATER DISTRICT**

Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-V (Civic) on 0.49 Acre located adjacent to the east side of Lorenzi Street, approximately 365 feet south of Alta Drive (APN's: 138-35-312-077 through 079), PROPOSED USE: Improvement to an existing above ground storage facility, Ward 1 (M. McDonald).

NOTICES MAILED 282 [Mailed with GPA-0033-01 and Z-0065-01(1)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Landscape and maintain all unimproved right-of-way on Lorenzi Street adjacent to this site in accordance with the existing Encroachment Agreement with the City.

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a unless otherwise allowed by the Traffic Engineer.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining because the applicant is a client of his architectural firm.**

KYLE WALTON, Planning and Development, stated they plan to remove the fence and construct a block wall and landscaping. Staff recommended approval.

ERIKA MOONIN, Las Vegas Valley Water District, 1001 South Valley View Boulevard, said she accepts staff's conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed. He asked why there is a big gap in the public right-of-way. BART ANDERSON, Public Works, responded that it is public right-of-way and at one time Lorenzi was going to be the primary street, which later got changed to Rainbow. The City has an encroachment agreement with the Water District that they will landscape and maintain.

ROBERT GENZER, Planning and Development, suggested changing Condition No. 1 to: A Resolution of Intent. The time limit would be eliminated.

NOTE: See Item No. B-8 for related discussion.

**To be heard by the City Council on November 21, 2001.**

(7:07 - 7:16) 1 - 2400

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ACTION

**B-10.**

**Z-0065-01(1) - LAS VEGAS VALLEY WATER DISTRICT**

Request for a Site Development Plan Review of a proposed eight foot tall block wall, driveway, sidewalk and buffer landscaping on 0.49 Acre located adjacent to the east side of Lorenzi Street, approximately 365 feet south of Alta Drive (APN's: 138-35-312-077 through 079), R-1 (Single Family Residential) Zone, PROPOSED: C-V (Civic) Zone, Ward 1 (M. McDonald).

**STAFF HAS DETERMINED THAT THIS REQUEST IS UNNECESSARY AND SHOULD BE STRICKEN FROM THE AGENDA.**

Quinn -

**STRICKEN (Request unnecessary)**

**Motion carried with Galati abstaining because the applicant is a client of his architectural firm.**

**Unanimous**

ANDREW REED, Planning and Development, stated the Water District is only proposing minor improvements, so staff has determined this Site Development Plan Review should be stricken.

ERIKA MOONIN, Las Vegas Valley Water District, 1001 South Valley View Boulevard, agreed to have this item stricken from the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:05 - 6:07) 1 - 130

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ITEM

ACTION

**B-11.**

**Z-0066-01 - LAS VEGAS VALLEY WATER DISTRICT**

Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 19.09 Acres located at 7800 West Charleston Boulevard (APN: 138-34-401-001), PROPOSED USE: Improvements to an existing above ground storage facility, Ward 1 (M. McDonald).

NOTICES MAILED 324 [Mailed with Z-0066-01(1)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Dedicate appropriate right-of-way adjacent to this site for Buffalo Drive prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

Evans -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION THAT APPLICANT IS TO WORK WITH STAFF ON LANDSCAPING FOR THE PERIMETER OF THE PROJECT.**

**Motion carried with Galati abstaining because the applicant is a client of his architectural firm.**

TROY JESCHKE, Planning and Development, stated this rezoning is compatible with the existing PF (Public Facility) land use on the property. This request complies with Policy 7.1.6 of the Regional Coordination section of the Las Vegas 2020 Plan, which directs the City to coordinate with utility companies and involved agencies to plan routes and locations for future utilities and upgrade infrastructure in older areas. Staff recommended approval, subject to the conditions.

ERIKA MOONIN, Las Vegas Valley Water District, 1001 South Valley View Boulevard, said they accept staff's conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed. He asked the purpose of this facility.

MS. MOONIN responded that this site is used for existing water facilities, including a reservoir. None of the on-site uses will change. They plan to do improvements around the facility.

VICE CHAIRMAN TRUESDELL suggested this could be a site for a demonstration garden. MS. MOONIN said they have plans for demonstration gardens on other properties, but not at this location.

COMMISSIONER EVANS thought the landscaping should be enhanced. MS. MOONIN replied that landscaping would be put in according to the recommendations. MR. JESCHKE said a condition could be added stating that staff shall review the landscaping prior to issuance of any permits.

ROBERT GENZER, Planning and Development, suggested changing Condition No. 1 to: A Resolution of Intent. The time limit would be eliminated.

NOTE: See Item No. B-12 for related discussion.

**To be heard by the City Council on November 21, 2001.**  
(7:16 - 7:17) 1 - 2556

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ACTION

**B-12.**

**Z-0066-01(1) - LAS VEGAS VALLEY WATER DISTRICT**

Request for a Site Development Plan Review FOR SITE IMPROVEMENTS TO AN EXISTING ABOVE GROUND STORAGE FACILITY on property located at 7800 West Charleston Boulevard (APN: 138-34-401-001), R-E (Residence Estates) Zone, PROPOSED: C-V (Civic), Ward 1 (M. McDonald).

**STAFF HAS DETERMINED THAT THIS REQUEST IS UNNECESSARY AND SHOULD BE STRICKEN FROM THE AGENDA.**

Quinn -

**STRICKEN (Request unnecessary)**

**Motion carried with Galati abstaining.**

**Unanimous**

ANDREW REED, Planning and Development, stated the Water District is only proposing minor improvements, so staff has determined this Site Development Plan Review should be stricken.

ERIKA MOONIN, Las Vegas Valley Water District, 1001 South Valley View Boulevard, agreed to have this item stricken from the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:07 - 6:08) 1 - 180

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**B-13.**

**GPA-0035-01 - THE HOWARD HUGHES CORPORATION**

Request to Amend a portion of the Southwest Sector of the General Plan to establish land use designations within Summerlin Villages 23 A and 23 B, comprising 856.00 Acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive (APN's: 137-22-000-003 and 137-34-000-001), Ward 2 (L.B. McDonald).

**STAFF HAS DETERMINED THAT THIS REQUEST IS UNNECESSARY AND SHOULD BE STRICKEN FROM THE AGENDA.**

McSwain -

**STRICKEN (Request unnecessary)**

**Motion carried with Buckley and Galati abstaining. Unanimous**

ANDREW REED, Planning and Development, stated this is an amendment to the new villages in a Summerlin project. Staff has determined this General Plan Amendment is unnecessary and should be stricken from the agenda.

There was no one present to represent this application. MR. REED informed the Commissioners that the applicant was advised this General Plan Amendment would be on the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:08 - 6:09) 1 - 220



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ACTION

**B-14.**

**SV-0018-01 - THE HOWARD HUGHES CORPORATION**

Request for a Master Development Plan Review to establish Land Use designations within Summerlin Villages 23A and 23B, comprising 856 Acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive (APN'S: 137-22-000-003 and 137-34-000-001), Ward 2 (L.B. McDonald).

NOTICES MAILED 237 (Mailed with GPA-0035-01)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: **APPROVAL**,  
subject to the following:

Planning and Development

1. All development shall conform to the revised Summerlin Development Standards.

Public Works

2. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

3. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

McSwain -

**ABEYANCE TO THE NOVEMBER 1, 2001 PLANNING COMMISSION MEETING. (Applicant to revise request) Motion carried with Buckley and Galati abstaining.**

ANDREW REED, Planning and Development, stated the applicant is still revising the Development Plan and has requested abeyance to the November 1, 2001 Planning Commission meeting.

There was no one present to represent the application. MR. REED said he spoke with the applicant so they are aware this application was on the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

**To be heard by the Planning Commission on November 1, 2001.**

(6:09 - 6:10) 1 - 250

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**SV-0018-01 - THE HOWARD HUGHES CORPORATION**

**ABEYANCE TO NOVEMBER 1, 2001**

4. A Master Sewer Plan for the overall 856 acres must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site sewer plan/studies will be required with each individual pod or phase of development activity based upon sewer capacities at the time of development. The existing sewer lines anticipated to service this development will not support the proposed densities.

5. An Update to the previous Summerlin Flood Control Master Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity.

6. A Master Traffic Impact Analysis for this overall site (including sections addressing impacts to the proposed roadway network based on the proposed maximum densities, proposed street widths, locations of turn lanes, Las Vegas Beltway Project impacts, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks) shall be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public street right-of-ways. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Master Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Master Traffic Impact Analysis. The Pedestrian Circulation section shall identify the location and

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width of all proposed pedestrian crossing signals (if any) and how each Village's pedestrian circulation plan integrates with adjoining development areas.

7. Additional "Village" Traffic Impact Analyses must be submitted to and approved by the Department of Public Works prior to the recordation of any maps subdividing any village site. The Village Traffic Impact Analyses shall include a section specifically addressing those subdivisions with single-point entries and provide an Access Analysis for those sites. The Village analyses shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Village Traffic Impact Analyses. Phased compliance will be allowed if recommended by the approved Village Traffic Impact Analyses. No recommendation of the approved Village Traffic Impact Analyses or the Master Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

8. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

ABEYANCE TO NOVEMBER 1, 2001

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9. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, street lighting, etc) when and where needed.

10. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application to amend the Master Plan should be submitted following approval of the Master Traffic Impact Analysis.

11. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

**ABEYANCE TO NOVEMBER 1, 2001**

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ITEM

ACTION

**B-15.**

**Z-0064-01 - CITY OF LAS VEGAS**

Request for a Rezoning FROM: R-PD6 (Residential Planned Development - 6 Units per Acre) TO: C-V (Civic) on 9.00 Acres located adjacent to the southwest corner of Buffalo Drive and Sunny Springs Road (APN: 125-16-813-003), Ward 6 (Mack).

NOTICES MAILED 746

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Motion carried with Galati abstaining.**

TROY JESCHKE, Planning and Development, stated this proposed rezoning is permitted under the PCD (Planned Community Development) General Plan land use and will bring the zoning into conformance with the existing use of the property. There has been an Administrative Site Development Plan Review approved for a nine-acre park on this site. This request complies with policy 2.4.1 of the Neighborhood Revitalization section of the Las Vegas 2020 Master Plan, which directs the City to aggressively promote the acquisition and development of land for parks in central locations. Condition No. 2 should be revised as follows: Site development shall comply with all applicable Conditions of Approval for Site Development Plan Review, Z-0075-90(18). Staff recommended approval, subject to the conditions.

DAVID ROARK, City of Las Vegas, Real Estate and Asset Management, 400 Stewart Avenue, said he concurred with the conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JENNIFER RIVERS, 7708 Golden Challenge, appeared as a concerned citizen. She asked what is being planned for this property. MR. ROARK said the plan is to build a park surrounding the school.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

**To be fast tracked to the City Council on November 7, 2001.**

(7:17 - 7:19) 1 - 2800

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ITEM

ACTION

**B-16.**

**V-0069-95(4) - K & C PROPERTY  
MANAGEMENT CORPORATION ON BEHALF  
OF LAMAR OUTDOOR ADVERTISING, INC.**

Required One Year Review of an approved Variance WHICH ALLOWED A 672 SQUARE FOOT DOUBLE-FACED, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 625 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1501 West Sahara Avenue (APN: 162-09-110-003), M (Industrial) Zone, Ward 3 (Reese).

***ON OCTOBER 1, 2001 THE APPLICANT REQUESTED THIS ITEM TO BE HELD IN ABEYANCE TO THE NOVEMBER 1, 2001 PLANNING COMMISSION MEETING.***

Truesdell -

**ABEYANCE TO THE NOVEMBER 1, 2001 PLANNING COMMISSION MEETING. (Applicant to provide additional information)**

**Unanimous**

ANDREW REED, Planning and Development, stated this application involves a billboard located near I-15 and the Sahara Avenue overpass. The billboard was improperly constructed with three display panels, which would require a Variance if the applicant would like to continue that use. The applicant is requesting abeyance to the November 1, 2001 meeting so the Variance and Review can be heard at the same meeting.

KELLEEN COTA, Lamar Outdoor Advertising, Inc., 1863 Helm Drive, appeared to request an abeyance on this item. They have documentation from the City Attorney approving a three-faced billboard. If any other documentation can be shown, they are willing to take the billboard down immediately. CHAIRMAN GALATI requested staff to provide that documentation to the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on November 1, 2001.**

(6:10 - 6:12) 1 - 300

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ITEM

ACTION

**B-17.**

**V-0045-98(1) - 601 BUILDING, LIMITED LIABILITY COMPANY**

Required Three Year Review on an approved Variance WHICH ALLOWED A 22,155 SQUARE FOOT BUILDING WHERE 10,000 SQUARE FEET IS THE MAXIMUM ALLOWED; A 10 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A 38.5 FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; 56.5% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED; AND REDUCE THE PARKING FROM 74 SPACES TO 64 SPACES on the southeast corner of 10th Street and Bonneville Avenue (APN: 139-34-810-120), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

NOTICES MAILED 116

APPROVALS 0

PROTESTS 0

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to all applicable Conditions of Approval for Variance (V-0045-98).

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated the reason for requiring this Three Year Review was to insure that the reduction of the on-site parking was not detrimental to the property or the surrounding area. In the last three years staff has not received any complaints regarding this property nor has the Neighborhood Services Department.

The number of on-site parking spaces is sufficient to accommodate the on-site business without creating an overflow into neighboring areas.

Staff recommended approval, subject to the condition and no required reviews.

ATTORNEY DAN ALBREGTS, 601 South 10th Street, Suite 201, appeared to represent the applicant. They have not had any parking problems.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He does not want this project to have any adverse affect on the bike path that runs on 10th Street and crosses on Bonneville. MR. JESCHKE responded that the bike path was taken into account when this property was approved three years ago. BART ANDERSON, Public Works, clarified that it is a bike route in the public street, not a bike path.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: ROBERT GENZER, Planning and Development, disclosed that this site is within the notification radius of property owned by his wife and her parents. Therefore, he did not participate in the staff recommendation process.

**To be heard by the City Council on November 21, 2001.**

(7:19 - 7:24) 1 - 2980

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ITEM

ACTION

**B-18.**

**V-0067-01 - SPINNAKER HOMES V, LIMITED  
LIABILITY COMPANY**

Request for a Variance TO ALLOW 30,056 SQUARE FEET OF OPEN SPACE WHERE 133,294 SQUARE FEET IS THE MINIMUM AMOUNT REQUIRED for an approximately 15.28 Acre site, located adjacent to the northeast corner of Fort Apache Road and Deer Springs Way (APN's: 125-20-201-001, 009 and 010), U (Undeveloped) Zone [ML-TC (Medium Low – Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

NOTICES MAILED 58

APPROVALS 0

PROTESTS 0

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. Conformance to the Conditions of Approval for Z-0048-01(1) and any other site-related actions.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

TROY JESCHKE, Planning and Development, stated the Town Center development standards currently require a minimum of 20% open space. The standard was not conceived with a residential development in mind and thus is not appropriately applied as this project would require a 7% open space provision. This 15-acre project does not meet the required open space provision, but is part of a larger 45-acre development that will in total provide sufficient open space amenities to satisfy the open space requirement. There is a unique circumstance in that the current standards do not foresee residential development and recommended approval, subject to the conditions.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. A-3 for related discussion.

**This is final action.**

(7:24 - 7:30) 1 - 3266



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ACTION

**B-19.**

**V-0068-01 - PARDEE CONSTRUCTION COMPANY**

Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 29,621 SQUARE FEET OF OPEN SPACE IS REQUIRED on property located adjacent to the west side of Tee Pee Lane, between Severance Lane and Farm Road (APN's: 125-18-701-004, 009, 010 & 011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

NOTICES MAILED 48

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0033-01) and Site Development Plan Review [Z-0033-01(1)].

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Truesdell -

**ABEYANCE TO THE OCTOBER 18, 2001 PLANNING COMMISSION MEETING. (Application to be considered with related application)**

**Motion carried with Buckley abstaining due to the fact Pardee Construction Company is a client of his law firm.**

ANDREW REED, Planning and Development, stated the applicant is requesting abeyance of this Variance until the October 18, 2001 meeting so it can be considered with a related Site Development Plan Review.

APRIL McGRIFF, Bossard Development Services, 2920 North Green Valley Parkway, Suite 814, Henderson, Nevada appeared to request this item be held in abeyance to the October 18, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on October 18, 2001.**

(6:12 - 6:13) 1 - 350

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ACTION

**B-20.**

**U-0099-91(2) - STEPHEN AND SHARON  
HABERFELD ON BEHALF OF LAMAR  
OUTDOOR ADVERTISING COMPANY**

Required Five Year Review of an approved Special Use Permit WHICH ALLOWED TWO (2) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on the east side of Rancho Drive, north of Rainbow Boulevard (APN's: 125-34-712-007 and 009), C-2 (General Commercial) Zone, Ward 4 (Brown).

NOTICES MAILED 291

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise signs to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) signs are removed.

2. If any of the existing off-premise advertising signs structures are removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) signs and their supporting structures shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) signs.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated that in 1991 the City Council found in approving the original Special Use Permit and subsequent review in 1996 that the billboards were compatible with the land uses in the area. Aside from expansion of the Santa Fe Hotel/Casino the area immediately surrounding the subject site has not changed substantially in the past five years. However, at the same time billboards are not conducive to new development and not an appropriate use in perpetuity. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He commended Lamar Outdoor Advertising Company for their bus stop shelters.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on November 21, 2001.**

(7:30 - 7:33) 1 - 3630

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ACTION

**B-21.**

**U-0040-96(1) - ANDREW S. FONFA**

Required Five Year Review of an approved Special Use Permit WHICH ALLOWED A 50 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3641 West Sahara Avenue (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 72

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: [APPROVAL](#),  
[subject to:](#)

*Planning and Development*

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

ANDREW REED, Planning and Development, stated that while the area immediately surrounding this site has not changed substantially since the last Special Use Permit Review, billboards are not conducive to new development and not an appropriate use in perpetuity. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on November 21, 2001.**

(7:33 - 7:35) 1 - 3630

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ACTION

**B-22.**

**U-0129-01 - TULE SPRINGS PLAZA,  
LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH A PROPOSED SUPERMARKET (SMITHS); and for a Waiver of the Minimum Separation Requirement from an existing church located on the southwest corner of Tule Springs Road and Farm Road (APN: 125-17-702-002) TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 557

APPROVALS 0

PROTESTS 4 (2) Letters submitted before meeting  
(1) Letter read into record  
(1) Letter recorded late that did not go to meeting

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. Obtain signatures of abutting property owners indicating they have no objection to the sale of liquor from this location and submit these to the Director of Planning and Development prior to application for a business license.
5. All City Code requirements and standards shall be met.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated a church is located within 400 feet of the proposed use at 7550 Tule Springs Road across from the proposed shopping center. The minimum separation distance must be waived in accordance with Town Center Development Standards. Liquor sales in conjunction with a grocery store is a use that is associated with an SC (Service Commercial) land use category. Comparable sites seldom experience alcohol related problems. The building-to-building air distance between the church and the proposed store exceeds 400 feet and the two uses are separated by an 80 foot wide arterial roadway. Liquor sales will be compatible with future development in the Town Center planning area. Staff recommended approval, subject to the conditions.

JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, 200, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN commented that the single cans of beer seem to only be sold in certain stores, usually in the larger stores. They should be sold or not sold in all the stores. CHAIRMAN GALATI suggested discussing that at the Planning Commission Workshop on October 9, 2001.

**To be heard by the City Council on November 21, 2001.**

(7:35 -7:38) 2 - 120

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ACTION

**B-23.**

**U-0130-01 - RANCHO ALTA MIRA ON  
BEHALF OF HOLLY JENSEN**

Request for a Special Use Permit FOR THE SECOND-HAND SALES OF CHILDREN'S CLOTHING, FURNITURE, TOYS AND RELATED ITEMS IN CONJUNCTION WITH A PROPOSED RETAIL STORE (JUST KID'S STUFF) at 4990 West Craig Road (APN's: 138-01-619-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

NOTICES MAILED 580

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.
3. No outdoor display, sales or storage of any merchandise is permitted.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0108-88(14)] and Variance (V-0015-98).

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated the applicant indicates that the concept behind this business is to buy children's clothing and apparel and sell it at substantially lower prices than newer merchandise. Section 19A.04.050 of the Las Vegas Zoning Code states: "No outdoor display, sale or storage of any merchandise shall be permitted in conjunction with any secondhand dealer." Limiting outdoor displays and sales the use can be operated in a manner that is harmonious and compatible with the surrounding area. Staff recommended approval, subject to the conditions.

HOLLY JENSEN, 1115 Dowither Court, North Las Vegas, Nevada, said she concurs with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in approval. She purchases clothes and books for her children at this store. The items are reasonably priced and the merchandise is very nice.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on November 21, 2001.**

(7:38 - 7:40) 2 - 230

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ACTION

**B-24.**

**Z-0071-00(2), U-0145-00(1), U-0146-00(1) AND U-0147-00(1) - LENA PICCOLI-OSTUNIO ON BEHALF OF OUTBACK STEAKHOUSE, INC.**

Request for a Review of Conditions of an approved Rezoning, Site Development Plan Review, and Special Use Permits WHICH REQUIRED RESTAURANT OPERATING HOUR RESTRICTIONS IN CONJUNCTION WITH A 58,683 SQUARE FOOT RETAIL SHOPPING CENTER on 8.26 Acres on the southeast corner of Charleston Boulevard and Odette Lane (APN: 163-05-502-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).

NOTICES MAILED 500

APPROVALS 1

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All other Conditions of Approval of Rezoning (Z-0071-00), Special Use Permits (U-0145-00, U-0146-00, U-0147-00), and Site Development Plan Review [Z-0071-00(1)] shall remain unchanged and shall be fully complied with.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITION WITH THE HOURS OF OPERATION FROM 11:00 A.M. TO 11:00 P.M. SUNDAY THROUGH THURSDAY, AND 11:00 A.M. TO MIDNIGHT FRIDAY AND SATURDAY.**

**Unanimous**

TROY JESCHKE, Planning and Development, stated this is a Review of Condition No. 2 of Rezoning Z-71-00 and Special Use Permits U-145-00, U-146-00 and U-0147-00, and a Review of Condition No. 5 of Site Development Plan Review Z-0071-00(1), which states the restaurant hours shall be from 4:00 P.M. to 10:00 P.M. Sunday through Thursday, 3:30 P.M. to 11:00 P.M. Friday and Saturday, and open for six holiday luncheons only. The applicant is requesting a change from 11:00 A.M. to 11:00 P.M. Sunday through Thursday, and 11:00 A.M. to Midnight Friday and Saturday. Since the supperclubs will be buffered from the residences to the south by a retail building and that they are located along Charleston Boulevard, a major thoroughfare, and across the street from Boca Park Commercial Center, a major commercial center, the changes will not negatively affect the residences in the surrounding area. Staff recommended approval, subject to the condition.

ATTORNEY JEFF VANDAVID, Moran & Associates, 630 South 4th Street, appeared to represent the applicant. He concurred with staff's condition.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER McSWAIN asked if the adjacent restaurants have the same hours of operation as what is being proposed.

ATTORNEY VANDAVID responded that they have similar hours of operation. The Claim Jumper has hours from 11:00 A.M. to 10:00 P.M. on weekdays and 9:00 A.M. to 11:00 P.M. on weekends. P.F. Cheng's has hours from 11:00 A.M. to 11:00 P.M. on weekdays and 11:00 A.M. to Midnight on weekends.

**To be heard by the City Council on November 21, 2001.**

(7:40 - 7:44) 2 - 280

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ITEM

ACTION

**B-25.**

**SNC-0003-01 - CITY OF LAS VEGAS**

Request for Street Name Changes FROM: Atwood Avenue TO: SHILOH SCHOOL LANE, and FROM: Conquistador Street TO: METRO ACADEMY WAY; and for a waiver of the addressing ordinance to allow non-standard street suffixes on public right-of-way alignments located north of Cheyenne Avenue, east of Hualapai Way, abutting Conquistador Plaza, Ward 4 (Brown).

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITION.**

**Unanimous**

ANDREW REED, Planning and Development, stated the street segments in question are short and certain records already contain the proposed suffixes. The request for a waiver of Title 13 standards will not have an adverse impact on the abutting properties, on the operations of the City, or other government entities. Staff recommended approval, subject to the conditions.

ROBERT GENZER, Planning and Development, represented the City.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

CHAIRMAN GALATI noted that the school is now Challenger School. Councilman Larry Brown's office has tried to contact the applicant to see if they wanted to change the street name from Shiloh School Lane to Challenger School Lane. MR. GENZER has not heard whether that contact was ever made. However, that change could occur when this item is heard by the City Council.

**To be heard by the City Council on November 21, 2001.**

(7:44 - 7:46) 2 - 400

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ACTION

**B-26.**

**VAC-0031-01 - CENTENNIAL  
PARKWAY/BUFFALO DRIVE NE CORNER  
LIMITED PARTNERSHIP**

Request for a Petition of Vacation for Tioga Way between Darling Road and Skypointe Drive.

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated the applicant's justification letter states that in previous neighborhood meetings the residents requested that the applicant vacate Tioga Way. That would allow two parcels abutting the right-of-way to the east and west to be developed as one 13.4-acre parcel. Because this Vacation would not adversely affect this site or the surrounding properties, staff recommended approval, subject to the conditions.

JIM VELTMAN, Veltman Planning and Design Group, 7250 Peak Drive, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in approval. There were some neighborhood meetings and this application is at the request of the neighbors.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on November 21, 2001.**

(7:46 - 7:48) 2 - 480



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ACTION

**VAC-0031-01 - CENTENNIAL  
PARKWAY/BUFFALO DRIVE NE CORNER  
LIMITED PARTNERSHIP**

**APPROVED**

that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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ACTION

C.

**NON PUBLIC HEARING ITEMS:**

C-1.

**SD-0057-01 - CHRIST CHURCH EPISCOPAL  
ON BEHALF OF VERIZON WIRELESS**

Request for a Site Development Plan Review FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 2000 South Maryland Parkway (APN: 162-03-801-007), C-V (Civic) Zone, Ward 3 (Reese).

**STAFF RECOMMENDATION:** [APPROVAL](#),  
[subject to:](#)

**Planning and Development**

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The monopole design shall be "slim-line", with flush mounted arrays, as depicted in the submitted elevations.
3. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
4. All development shall be in conformance with the site plan and elevations, except as amended by conditions herein.
5. All City Code requirements and design standards of all City departments must be satisfied.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH  
CONDITION NO. 1 AMENDED FROM SPECIAL USE  
PERMIT TO SITE DEVELOPMENT PLAN REVIEW AND  
PLANNING COMMISSION TO REPLACE CITY COUNCIL.**

**Unanimous**

ANDREW REED, Planning and Development, stated the site plan depicts a proposed 60-foot tall wireless communication monopole tower located in the rear of the existing church. The tower equipment will be housed in an adjacent 12' x 20' shelter. The tower and shelter will be surrounded by a six foot high block wall. The pole has sufficient space for two carriers in a slimline configuration. The slimline design for the tower is the most aesthetically favorable design for this use. The slimline design and neutral painting of the structure are appropriate measures to minimize its intrusiveness. Staff recommended approval, subject to the conditions with Condition No. 1 amended from Special Use Permit to Site Development Plan Review and Planning Commission to replace City Council.

DON CAPE, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, Suite 120, appeared to represent Verizon Wireless. This application was before the Planning Commission in July. There were concerns that a proposed Ordinance should be adopted prior to this approval. That permit was withdrawn and it has since been revised so it will all be on a C-V (Civic) parcel which falls more in line with what the Commissioners and staff would prefer. It will be closer to the alley and less visible from the street.

COMMISSIONER McSWAIN wondered if the tower could be moved farther to the south on Maryland Parkway so it would not be as intrusive to the neighbors on the north side of St. Louis Avenue. MR. CATES thought the church would lose parking spaces and additional lighting will be provided because the Manager has expressed concerns of people jumping over the fence.

**This is final action.**

(7:48 - 7:52) 2 - 540

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ACTION

**SD-0057-01 - CHRIST CHURCH EPISCOPAL  
ON BEHALF OF VERIZON WIRELESS**

**APPROVED**

Public Works

6. Grant an appropriate traffic signal chord easement at the southeast corner of St Louis Avenue and Maryland Parkway prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

7. Quit Claim to the City of Las Vegas the 91-foot by 100-foot area abutting this parcel along Maryland Parkway prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

C-2.

**SD-0058-01 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF BANK WEST OF NEVADA**

Request for a Site Development Plan Review FOR A PROPOSED 720 SQUARE FOOT TEMPORARY MODULAR BANK BUILDING AND A 6,432 SQUARE FOOT BANK BUILDING located on the south side of Centennial Parkway, approximately 230 feet west of Durango Drive (APN: 125-29-502-004), TC (Town Center) Zone, Ward 6 (Mack).

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. The temporary structure shall be removed by October 4, 2002, or upon approval of the Certificate of Occupancy of the permanent structure, whichever occurs first.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

Goynes -

**APPROVED, SUBJECT TO CONDITIONS WITH CONDITION NO. 1 AMENDED TO READ THAT THE TEMPORARY STRUCTURE SHALL BE REMOVED ONE YEAR AFTER ISSUANCE OF THE BUILDING PERMIT, AND CONDITION NOS. 13 AND 15 AMENDED TO DELETE PRIOR TO THE RECORDATION OF THE FINAL MAP. Motion carried with Truesdell abstaining inasmuch as he has business relationships with the applicant.**

ANDREW REED, Planning and Development, stated this site will be developed in two phases. Phase 1 will include a modular building, which is intended to be used as a bank while the permanent structure is constructed. The permanent structure will be built in Phase 2 of this project. Upon completion of the permanent structure the modular building will be removed. The site plan for Phase 1 indicates a 12 foot by 60 foot modular building will be placed in the west portion of the site.

Landscaping will be provided along the west side of the structure and within planters located in the portion of the parking lot east of the building. The elevations depict a wood siding exterior. The site plan for Phase 2 depicts the proposed permanent structure in the northeast corner of the parcel. Access will be from a driveway that is shared with the existing auto dealership to the west and a second driveway that will be shared with the eventual commercial development to the east. Landscaping will be provided in 20-foot wide planters along Centennial Parkway and 12-foot wide planters along the remaining property lines.

The elevations indicate the permanent structure will have an exterior consisting of a tan colored insulation finish system with tile accents. The building will have a height of 25 feet.

The proposed site layout for the bank would be an appropriate arrangement of buildings, driveways and parking areas. The footprint of the building, located adjacent to the public street frontage without intervening paved parking areas, is a layout consistent with the intent of Town Center commercial development standards.

Staff recommended approval, subject to the conditions.

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ACTION

**SD-0058-01 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF BANK WEST OF NEVADA**

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

KENDALL FEVER appeared to represent Jim Marsh and Bank West of Nevada. In regard to Condition No. 1, they would like to extend the removal of the temporary structure by six months. MR. REED suggested the condition could read that the temporary structure could be removed one year after issuance of the building permit. MR. FEVER agreed to that suggestion.

BART ANDERSON, Public Works, said *prior to the recordation of the Final Map* should be stricken from Condition Nos. 13 and 15.

**This is final action.**

(7:52 - 7:57) 2 - 670

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ACTION

**SD-0058-01 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF BANK WEST OF NEVADA**

**APPROVED**

13. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings 234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

14. In accordance with the intent of a commercial subdivision, this site and all future pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

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ACTION

**SD-0058-01 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF BANK WEST OF NEVADA**

**APPROVED**

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

16. Site development to comply with all applicable Conditions of Approval for the Centennial Hills Center (Commercial Subdivision) and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

C-3.

**SD-0059-01 - CASSU INVESTMENT GROUP LIMITED, ET AL ON BEHALF OF McDONALD'S CORPORATION**

Request for a Site Development Plan Review FOR A PROPOSED 4,528 SQUARE FOOT FAST FOOD RESTAURANT (McDONALD'S) located adjacent to the southwest corner of the intersection of Sahara Avenue and Arville Street (APN's: 162-07-101-011 through 013), C-1 (Limited Commercial) Zone, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall remove (dissolve) the existing property lines in a manner that is acceptable with City Staff, prior to the issuance of any building permits for Building 'A.'
3. The existing 100-foot tall "McDonalds" pole sign shall be removed, prior to the issuance of any building or grading permits.
4. The existing off-premise advertising (billboard) sign shall be removed, prior to the issuance of any building or grading permits.
5. An administrative Site Development Plan Review shall be approved by Planning and Development staff for the proposed future retail building along the west property line prior to any permits being issued for that building.
6. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along all public rights-of-way.

Buckley -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 4 DELETED.**

**Motion carried with Evans voting NO and Truesdell abstaining inasmuch as the applicant is a client of his firm.**

TROY JESCHKE, Planning and Development, stated access to this site will be from three driveways, one on Sahara Avenue and two on Arville Street. Landscaping will be provided along Sahara Avenue in the form of a 15 to 20 foot wide planter. Landscaping along the interior property lines will comprise an 8 to 10 foot wide planter. However, landscaping shown within the planters is deficient. There is a condition requiring the landscape plan be amended to reflect landscaping that is in conformance with the Urban Design Guidelines and Standards.

The building elevations consist of white stucco wall construction with a reddish brick base and a modified mansard roof with reddish tile and contrasting flat roof around the proposed play place. No elevations were given for the future retail building on the western portion of this site.

There is a condition requiring an Administrative Site Plan Review for the building on the west portion of the site prior to that building being built.

Two signs currently exist on the site: a 100-foot tall McDonald's sign and an off-premise advertising billboard sign. In reviewing City records staff was unable to locate any permits for either sign. Therefore, staff has added a condition requiring the removal of both signs from the site. This development will be compatible, subject to the conditions, with the predominantly commercial development along Sahara Avenue.

Staff recommended approval, subject to the conditions.

DENNIS WATTS, 201 Las Vegas Boulevard South, appeared to represent the applicant. He objected to Condition Nos. 3 and 4. There are three accesses: one on Sahara Avenue and two on Arville Street. However, there is only one driveway on Arville and then an existing alley that this property utilizes leading to Arville. Currently there are three additional driveways that will be closed and the landscaping will be increased in those areas. This is a building that has been used at other locations. It is compatible with the area. A



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**SD-0059-01 - CASSU INVESTMENT GROUP LIMITED, ET AL ON BEHALF OF McDONALD'S CORPORATION**

7. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along all interior property lines.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

12. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

13. All City Code requirements and design standards of all City departments must be satisfied.

14. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

concern with this site is that the area is served well with a play place, but the site is contaminated and there is equipment cleaning the site. The equipment is being moved farther back from the street to shield it from the street and businesses. They do not own the billboard. The highway sign is closer to 75 feet tall than 100 feet as stated by staff. There are large 60-foot high power poles running the entire length of Sahara Avenue. It makes it difficult to see signage in this area. He suggested leaving the existing sign as it is and when they build their second retail building that signage be included on the same pole. There will be ample landscaping and closed drives.

COMMISSIONER McSWAIN made reference to the fact there are no permits for the signs. MR. JESCHKE explained that those signs predated the requirements for either a Variance or Special Use Permit. CHRIS GLORE, Planning and Development, added that this project does not require a Master Sign Plan Review because it does not meet all those parameters. The signage with the new building that is being proposed would not have to come back before the Planning Commission or any decision-making body.

MR. WATTS stipulated that at such time as the building is built the signs would be on the same pole and same location. They would like to take the large billboard down, but that is not possible because they don't own the land. They are trying to purchase the underlying land and if that is accomplished the owner of the billboard is going to retain the rights for it or retain fee title from the street where the billboard ends.

COMMISSIONER McSWAIN said that in light of the corner and power poles, she did not want to discourage McDonald's from developing this property, particularly with the additional landscaping.

COMMISSIONER BUCKLEY objected to the large billboard. The corner of Sahara and Decatur has been developed nicely. Even the car dealership has small signs. The on-premise sign should be compatible with Kentucky Fried Chicken and Wendy's across the street.

MR. WATTS felt if the billboard were lowered too much it would block the applicant's sign. To purchase that billboard the cost would be roughly a million dollars and they are already planning to invest two million in the area.

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**SD-0059-01 - CASSU INVESTMENT GROUP LIMITED, ET AL ON BEHALF OF McDONALD'S CORPORATION**

**Public Works**

15. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Sahara Avenue and Arville Street prior to the issuance of any permits.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout and the possible relocation or restricted access for the proposed driveway onto Arville Street south of Sahara Avenue prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveway accessing Sahara Avenue shall also receive approval from the Nevada Department of Transportation.

18. Provide a copy of a recorded Joint Access and Parking Agreement for the three parcels comprising this overall site, prior to the issuance of any permits.

19. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection point prior to the submittal of sewer construction drawings. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

COMMISSIONER QUINN thought this billboard is larger than any other sign in Las Vegas except for the casinos.

MR. WATTS noted their sign was measured by a licensed land surveyor and it came to 76 feet high. It could be lowered into the 60 foot range and still maintain the visibility of the billboard and not have too much impact with the power poles. Wendy's across the street does not have to deal with the power poles.

COMMISSIONER QUINN asked the applicant if they brought their sign down to 60 feet whether they would be willing to co-locate cell towers. MR. WATTS agreed to a co-location arrangement.

CHRIS GLORE, Planning and Development, offered that since the top of the billboard is 50 feet in height and the bottom is approximately 12 feet below that a new sign would be visible 25 to 30 feet high since it would be visible underneath the billboard and anything higher would be obstructed by the billboard. MR. WATTS noted that the power poles are wider at the base than at the top. Also, they need to be able to provide signage for the multiple tenants in the other building

CHAIRMAN GALATI felt McDonald's have one of the most recognizable brands in the world. MR. WATTS added that a lot of people are moving to Las Vegas who are not familiar with the city. McDonald's have found that when they raise a sign 20 feet there is a 5% sales increase.

**To be fast tracked to the City Council on November 7, 2001.**

(7:57 - 8:15)

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ACTION

**SD-0059-01 - CASSU INVESTMENT GROUP  
LIMITED, ET AL ON BEHALF OF  
McDONALD'S CORPORATION**

**APPROVED**

20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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**SD-0059-01 - CASSU INVESTMENT GROUP  
LIMITED, ET AL ON BEHALF OF  
McDONALD'S CORPORATION**

**APPROVED**

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

D.

**DIRECTOR'S BUSINESS:**

D-1.

**DB-0007-01 - CITY OF LAS VEGAS**

Discussion and possible action on a Transportation Trails Element, pursuant to NRS 278.160.1(r) Transportation plan, to be adopted as a component of the Las Vegas 2020 Master Plan.

**STAFF RECOMMENDATION:** APPROVAL

**Buckley -  
APPROVED  
Unanimous**

DON SCHMEISER, Planning and Development, commended Leni Skaar, who was in the audience, because she helped formulate this trails plan.

The development of the trails plan has been a long process with numerous meetings. It has gone through a lot of scrutiny and many minor changes have been made. One major change is a result by a bill that was passed by the Nevada Legislature this past summer. AB63 specifically states that if a governing body requires the establishment of any trails that are adopted as part of a Recreation Plan they must be owned and maintained by the City. That is a major departure from the present practice as all trails now required by the City that have been placed in private ownership are to be maintained by private owners, which is usually a homeowners association. Consequently, it was necessary to distinguish between those trails established for recreational purposes and adopted as part of the Recreation Element of the Master Plan than those trails established for transportation purposes and adopted as part of the Transportation Element of the Master Plan. Trails for transportation purposes may be required by the City to be owned and maintained by homeowner associations as they currently are.

There are two trail plans: a Transportation Trails Element and a Recreation Trails Element. Map 7 of the Centennial Hills Sector Plan indicates various types of trails, including equestrian trails. The equestrian trails are recreation trails and the multi-use non-equestrian trails are to be developed as shared use transportation trails.

There is a trail that is located along Pioneer Way. In the current plan that trail has been deleted because the residents object to it. A better route would be where the trails goes along Rio Vista, east along Elkhorn, and north along Rainbow. Part of that trail was in a subdivision that has been approved at this meeting.

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ACTION

## DB-0007-01 - CITY OF LAS VEGAS

The recreation trails map shows those trails along major corridors allow equestrians to ride through the city to federal lands beyond the city. The map shows trails through unincorporated areas. The trail segments through these areas would not be constructed until land in those areas is annexed into the city and developed or unless they are constructed by other non-city entities.

There has been a question asked of the City whether the City Council would require the construction of equestrian trails in new developments. If the City would require those trails to travel through subdivisions, then the City would have to own and maintain them according to AB63. The City Council decided that only those trails shown on the map would be enforced. They are the same trails that are shown in the original Map 7 of the Centennial Hills Sector Plan, less about 9.4 miles in the Pioneer Way trail that has been deleted.

A major deficiency of the Centennial Hills Sector Plan is that it does not contain design standards for the establishment of the trails. The recommended trail elements contain standards that are based upon either those recommended by the American Association of State Highway and Transportation Officials or transportation trails.

There is a major study underway by the Regional Transportation Commission to develop a valley-wide trails plan. That study entitled the Alternative Transportation Mode Master Plan should be completed within the next year. The information from these trail elements would be put into the valley-wide trails plan. Upon adoption of the valley-wide plan by the Regional Transportation Commission it would be necessary to make some minor amendments to these transportation and recreation elements so that the two plans are consistent.

COMMISSIONER BUCKLEY reviewed the two plans and made the following suggestions:

1. In the beginning of the two plans there needs to be a better indication that there are two plans.
2. The definitions in the Transportation section where the City owns the trail, except for the path, as a common lot and then there is a public access easement is confusing. Perhaps there could be arrows on the diagram.

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## DB-0007-01 - CITY OF LAS VEGAS

3. There are differences in terms. The recreational plan uses terms a little different than the transportation plan and they should be consistent.

4. There should be more discussion of the new Special Improvement District that the Legislature passed which could resolve some issues as to who pays for the trails.

5. There should be in each of the plans the fact that this is a desert and there needs to be protection from the sun, wind, etc.

6. There should be a reference to the Internet.

7. Utility corridors should be considered.

8. The trails could be named to make it easier for the residents to locate.

In addition, there should be some thought given to a downtown loop trail.

COMMISSIONER TRUESDELL asked whether there is a study indicating the amount of trails per the number of people. What might work in other parts of the country may not work in Las Vegas.

MR. SCHMEISER responded that it is difficult to know in regard to the amount of trail usage because the valley does not have much experience. Las Vegas has been compared to other metropolitan areas in the southwest to get an indication of how much usage could be expected. The best that could be done is to come up with the number of vehicular miles traveled per the population in comparison to various regions. The RTC will be looking at that in their study so better figures should be forthcoming.

COMMISSIONER TRUESDELL noted that in the downtown area there is an elaborate streetscape and sidewalk in certain areas and wondered if that is part of this trails system. There is an incredible amount of sidewalks. Would that fit into the calculations?

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MR. SCHMEISER replied that the plan does not go into providing for a detailed set of trails for the downtown area. There is some language in the Downtown Centennial Plan that refers to trails in the downtown area. There is a need for trails in the downtown area. It is difficult to find trails in established areas. One issue the Alternative Mode Study is looking at is utility corridors in established areas, such as the Las Vegas Wash, Cedar Creek Drainage. The location of trails has been identified where there would be transportation trails that would be within one mile walking distance of any resident. Some of those trails will have to be retrofitted along sidewalks that are only 5 feet wide or in existing utility corridors.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He has been advocating trails for at least five years and never been invited to participate on any trails meetings, etc. The public has been left out. There is a bike trail that follows I-15 to 10th and Mesquite that is not on a map. Where I-15 continues along Decatur the Department of Transportation took the trail out and was never asked to replace it.

MR. SCHMEISER clarified that the City is not departing from the RTC's map.

LOUISE RUSKAMP, 8500 Log Cabin, appeared in approval. This is a good plan.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY commented that Tucson, Arizona has one of the best bike trail plans in the country.

NOTE: See related Item No. D-2.

**To be forwarded to the City Council in Ordinance form.**

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**D-2.**

**DB-0008-01 - CITY OF LAS VEGAS**

Discussion and possible action on a Recreation Trails Element pursuant to NRS 278.160.1(j) Recreation plan, to be adopted as a component of the Las Vegas 2020 Master Plan.

STAFF RECOMMENDATION: APPROVAL

**Buckley -  
APPROVED  
Unanimous**

DON SCHMEISER, Planning and Development, gave a presentation on behalf of the City.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

TODD FARLOW, 240 North 19th Street  
LOUISE RUSKAMP, 8500 Log Cabin Way

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. D-1 for related discussion.

**To be forwarded to the City Council in Ordinance form.**

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E.

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

ADJOURNMENT:

/lo

TODD FARLOW, 240 North 19th Street, clarified that some people wonder why he advocates cluster homes and then goes against densities of over five units per acre. The cluster homes that have been presented at various meetings are different than those that are close together. There are people that desire to live in areas that have large lots and cluster houses in the corner, which is why he advocated that. There are other people who like the idea of high density living, but want a self-standing structure.

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:43 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

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LINDA OWENS, DEPUTY CITY CLERK